



SCOTT COUNTY TRANSPORTATION SERVICES

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April 27, 2020

Mark Noble
City of Shakopee
485 Gorman Street
Shakopee, MN 55379

**RE: Summerland
CH 16**

Dear Mark:

We have reviewed the preliminary plat and offer the following comments:

- ◆ The minimum right-of-way dedication along CH 16 shall be 75 feet from centerline. It does not appear the plat shows any dedication beyond existing conditions. The dedication from road centerline (not section line) shall be clearly shown on plans and the plat.
- ◆ Public Street G on the east side of the plat proposes access to CH 16. An evaluation of this street is needed to determine if the right-of-way width proposed is enough at the intersection to what is being planned on the south side of CH 16 across from Street G. Street G lane geometrics shall line up with the future lanes on the south side of CH 16. The intersection geometries for both the north and south of CH 16 shall be documented on plans before an access would be permitted.
- ◆ A right turn lane on CH 16 shall be required for Street G constructed to County standards. As shown these turn lanes do not meet County standards.
- ◆ The plans show a trail as required by the County along CH 16. The trail design needs to be revised to meet a minimum 8' grass boulevard between the curb and edge of trail along the turn lane and a 10' minimum boulevard when a turn lane is not adjacent.
- ◆ The proposed private access to CH 16 for the apartment complex shall not be permitted. The access shall only be permitted when the following conditions are met:
 1. The access is dedicated as a public street and meet minimum public street length of 500' per County access spacing guidelines.
 2. A right turn lane is constructed on CH 16 at the public street.
 3. The median opening is closed.
 4. The existing left turn lane on CH 16 is fully removed.
- ◆ Philipp Drive will see an increase in the number of trips due to the proposed development. Philipp Drive does not have a right turn lane on CH 16 and will be the only access utilized for the first phase of development. We recommend a right turn lane be constructed on CH 16 at Philipp Drive. The

location of Philip Drive on CH 16 has some geometric limitations and the County will restrict this intersection to a right-in/right-out if crash issues arise in the future.

- ◆ Please submit draft stormwater calculations for County review.
- ◆ No ponding, berming, landscaping, or signage shall be permitted within the County right-of-way. The ponding along CH 16 may need revisions once the 75' from centerline right-of-way dedication is shown on the plans.
- ◆ We require streetlights be installed at the new public street accesses to CH 16 to illuminate the intersections at night.
- ◆ Any work within the County right-of-way shall require a County permit.

Thank you for the opportunity to comment. If you have any questions, please feel free to contact me.

Sincerely,

A handwritten signature in black ink, appearing to read 'CJ', with a long horizontal flourish extending to the right.

Craig Jenson
Transportation Planner